

DEPARTMENT OF PLANNING  
STAFF REPORT

## PLANNING COMMISSION PUBLIC HEARING

**DATE OF HEARING: October 15, 2007**

**CMPT 2007-0009 AND SPEX 2007-0016 — CWS Round Hill #114**

**DECISION DEADLINE: extended to November 13, 2007**

**ELECTION DISTRICT: Blue Ridge**

**PROJECT PLANNER: Van Armstrong**

### EXECUTIVE SUMMARY

Community Wireless Structures IV, LLC (CWS) of Arlington, VA, has submitted applications for a Special Exception and Commission approval to permit the installation/construction of a telecommunication monopole facility consisting of a 150-foot monopole, with a 6-foot lightning rod and associated equipment shelters in the AR-1 (Agricultural Rural-1) zoning district. A portion of the subject parcel is located within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use in Table 2-102 of Section 2-102 and under Section 5-618(B)(2), and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The subject property is an approximately 1.38 acre portion of a tract of approximately 9.32 acres and is located on the southwest side of Bell Road (Route 720), approximately 0.2 mile northwest of Paloma Circle, at 36055 Bell Road, Round Hill, Virginia, in the Blue Ridge Election District. The proposed facility would be accessed from Evening Star Drive to the west. The area is governed by the policies of the Revised General Plan, the Strategic Land Use Plan for Telecommunications Facilities, and the Round Hill Area Management Plan, which designate this area for rural business uses and limited residential uses with a base density of 20 acres per lot, which may be increased up to one dwelling per five acres when developed in a clustered pattern, and including the establishment of telecommunication facilities provided that certain location, environmental, design, and performance standards are fulfilled.

### RECOMMENDATION

Staff finds that the application is in general conformance with the policies outlined in the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities. Staff supports approval of the Special Exception and Commission Permit to construct a telecommunication facility and associated ground equipment. However, issues remain as to the height necessary to accommodate telecommunication needs in the area given the additional option for use of the Round Hill water tower for antennae. Further discussion is recommended to resolve the issue.

## SUGGESTED MOTIONS

1. I move that the Planning Commission forward CMPT 2007-0007 and SPEX 2007-0014, CWS Arlington Corner to committee for further discussion.  
OR,
2. I move an alternate motion.

## VICINITY MAP

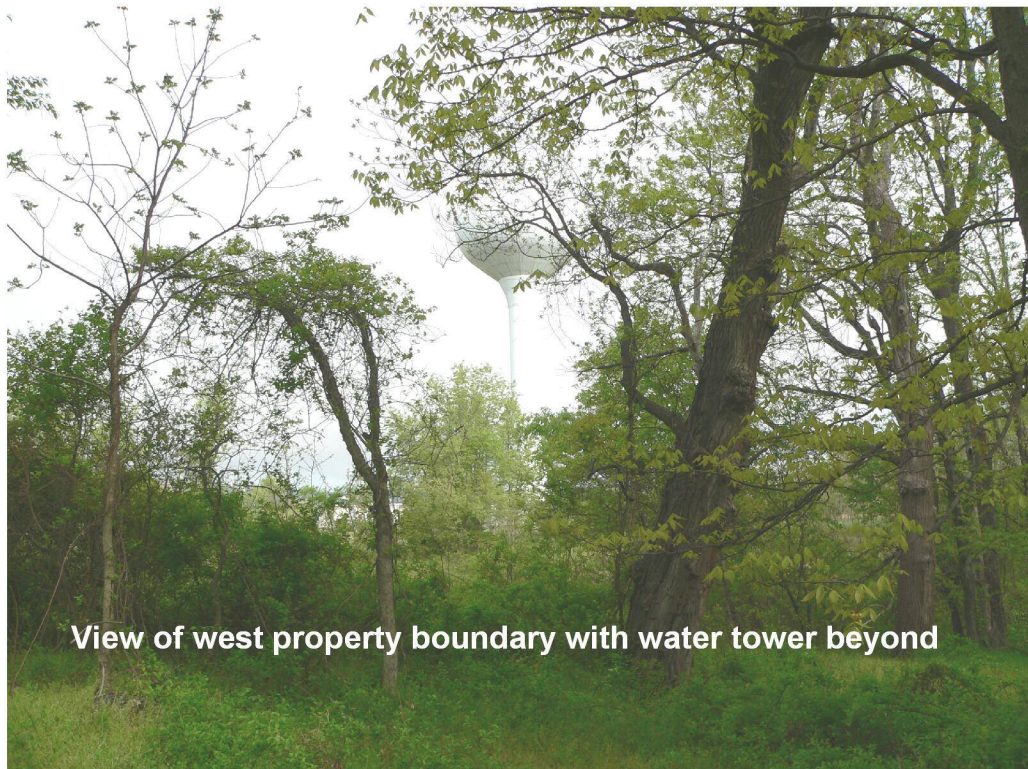


**Directions:** From Leesburg, take Leesburg Pike (Route 7) west to right at the Round Hill exit onto Business Route 7. Turn left (east) towards Purcellville and left again onto Bell Road. Proceed on Bell Road 0.2 mile past Paloma Circle. Property is on the left adjacent to the stream at 36055 Bell Road.



## TABLE OF CONTENTS

I.	Application Information.....	4
II.	Summary of Discussion .....	5
III.	Findings .....	6
IV.	Conditions of Approval .....	7
V.	Project Review .....	8
	A. Context.....	8
	B. Summary of Outstanding Issues .....	10
	C. Overall Analysis .....	10
	D. Zoning Ordinance Criteria for Approval.....	14
VI.	Attachments .....	17



View of west property boundary with water tower beyond

**I. APPLICATION INFORMATION**

**APPLICANT** Community Wireless Structures IV, LLC  
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Arlington, Virginia 22206  
(703) 845-1939

**REPRESENTATIVE** Community Wireless Structures IV, LLC  
Ginger Beaudoin  
2800 Shirlington Road Suite 960  
Arlington, Virginia 22206  
(703) 845-1935

**APPLICANT'S REQUEST** A Commission Permit and Special Exception to allow a telecommunications facility consisting of a 150-foot monopole to accommodate up to six (6) telecommunications providers and associated equipment shelters in the AR-1 zoning district.

**LOCATION** South of Bell Road, 0.2 mile west of Paloma Circle

**TAX MAP/PARCEL #** Tax Map 34, Parcel 88 (PIN # 554-17-2877), access through Tax Map 34 ((30)), Parcel I (PIN# 554-16-4345)

**ZONING** AR-1 (Agricultural Rural)

**ACREAGE OF SITE** 1.38 acre lease area on an approximately 9.32 acre parcel.

**SURROUNDING ZONING/ LAND USES**

	<b>ZONING</b>	<b>PRESENT LAND USES</b>
North	AR-1	Agricultural / Residential
South	AR-1	Agricultural / Residential
East	AR-1	Agricultural / Residential
West	PD-H3	Open space / Residential

**ELECTION DISTRICT** Blue Ridge



## II. SUMMARY OF DISCUSSION

REFERRAL AGENCY	ISSUES EXAMINED AND STATUS
Comprehensive Plan	<ul style="list-style-type: none"> <li>• Survey of viable tall structures within a 2-mile radius. Round Hill water tower can provide some antenna service. Question remains as to whether this facility or full 150 foot height necessary. Issue not resolved.</li> <li>• Applicant has obtained some letters of interest from providers to locate on the proposed monopoles. With water tower available, six positions may not be necessary – Not resolved.</li> <li>• Color (graduated paint), texture and materials of the proposed monopole is provided in the proposal. – Issue resolved.</li> <li>• Visual impact to west properties due to limited existing vegetation. Resolved - required Type 4 landscape perimeter and adjacent HOA open space separation to residences and school.</li> <li>• Site access crosses steep slopes and major floodplain. Resolved - alternate access provided from the west.</li> <li>• Remove the telecommunication facility following the cessation of the use. Resolved – condition of approval.</li> <li>• Historic resources impact - 150 foot height and a Tree Save Area mitigates the impact of the facility. Resolved</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>• Plat Corrections and Zoning Tabulations. – Resolved</li> <li>• The applicant has updated the Plat per Ordinance requirements and submitted additional information. - Resolved</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• Avoid disturbance of steep slopes, major floodplain and riparian forest. Resolved – facility shifted, access moved.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Requested right-of-way dedication along Bell Road. Request not appropriate to application proposal and access moved. Resolved.</li> </ul>
Fire and Rescue	<ul style="list-style-type: none"> <li>• The applicant has agreed to allow Fire &amp; Rescue to install equipment on the proposed monopoles at no cost to the County to enhance the current Public Safety communication system. – Resolved</li> </ul>
Town of Round Hill	<ul style="list-style-type: none"> <li>• A referral request has been sent to the Town with comments requested by the public hearing. Not resolved.</li> </ul>
Disclosure of Real Parties in Interest	<ul style="list-style-type: none"> <li>• Submitted August 22, 2007 and complete.</li> </ul>

### III. FINDINGS

#### Commission Permit

1. The proposed project is in general conformance with the location policies of the Revised General Plan and Strategic Land Use Plan for Telecommunication Facilities (Telecommunications Plan), which recommend location of new commercial telecommunication facilities in rural areas subject to design criteria and performance standards to mitigate visual impacts.
2. There are currently no existing towers, buildings, or other tall structures within a two (2) mile radius on which to co-locate all the proposed telecommunications antennae. There is limited capacity on the Round Hill water tower to support such uses.
3. The proposed project allows for up to six (6) telecommunication providers and is consistent with the Strategic Land Use Plan for Telecommunications Facilities, which supports co-location of three (3) or more communication antennas per monopole.
4. The proposed project would not create an unnecessary visual impact on the nearby properties, provided that the proposed telecommunication facility is constructed as proposed and the designated tree save area is maintained as a landscape buffer to minimize views of the facility.

#### Special Exception

1. The proposed project is in general conformance with the location policies of the Revised General Plan and Strategic Land Use Plan for Telecommunication Facilities (Telecommunications Plan), which recommend location of new commercial telecommunication facilities in rural areas subject to design criteria and performance standards to mitigate visual impacts.
2. There are currently no existing towers, buildings, or other tall structures within a two (2) mile radius on which to co-locate all the proposed telecommunications antennae. There is limited capacity on the Round Hill water tower to support such uses.
3. The proposed project allows for up to six (6) telecommunication providers and is consistent with the Strategic Land Use Plan for Telecommunications Facilities, which supports co-location of three (3) or more communication antennas per monopole.
4. The proposed project will not directly impact area roads and the surrounding transportation network.
5. The proposed project would not create an unnecessary visual impact on the nearby properties, provided that the proposed telecommunication facility is constructed as proposed

and the designated tree save area is maintained as a landscape buffer to minimize views of the facility.

6. The application complies with the requirements of the Revised 1993 Zoning Ordinance.

#### **IV. CONDITIONS OF APPROVAL – September 26, 2007**

1. The proposed telecommunication facility shall be developed in substantial conformance with the Special Exception Plat, dated December 14, 2006 and revised through September 25, 2007 prepared by Damiano Long Consulting Engineers, and the Loudoun County Zoning Ordinance. Approval of this application does not relieve the Applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement.
2. No permanent outdoor lighting shall be permitted on the facility unless otherwise directed by the County.
3. The applicant shall make space available on the monopoles to the County for the collocation of an antenna and ancillary equipment by Loudoun County's Department of Fire and Rescue Services if so requested. The cost of all such equipment including installation costs shall not be the responsibility of the Applicant.
4. The Applicant or its successors shall remove all unused related telecommunications facilities and ground equipment from the site, within 90 days of cessation of commercial public telecommunications use or the expiration of the ground lease, whichever occurs first, and restore the site as closely as possible to its original condition.
5. The applicant shall utilize existing mature vegetation surrounding the equipment compound to create a 150-foot radius Tree Save Area (TSA) as depicted on the Special Exception Plat. Within the TSA, the forest shall be allowed to naturally develop, and no logging, cutting or harvesting of trees shall occur. However, the applicant and property owner reserves the right to remove, in consultation with the County Urban Forester, any dead, damaged, dying or diseased trees and invasive vegetation in the TSA.

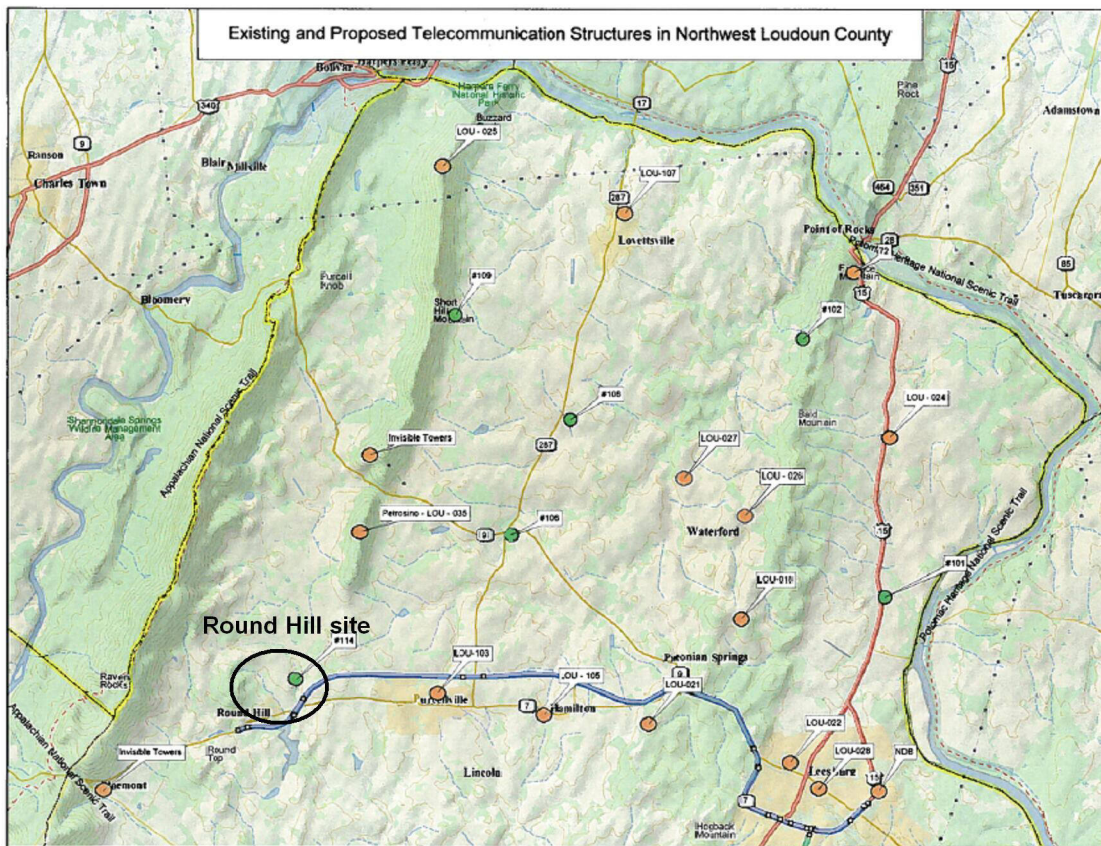
NOTE: The applicant has agreed to a one-time contribution of \$1,000.00 for the telecommunication structures and antennas and an additional \$0.10 per square foot of gross floor area of equipment pads located within the compound for volunteer fire & rescue services. The \$1,000.00 contribution for the telecommunication structures and antennas will be paid to the County prior to issuance of the building permit for the monopoles. The \$0.10 per square foot of gross floor area for the equipment shelters will be paid at the issuance of the building permit for each individual equipment shelter.



## V. PROJECT REVIEW

### A. CONTEXT

This proposal is part of a group of six CWS applications to serve northwestern Loudoun County with cell phone and broadband service. The applications include; CWS 101 – *White's Ferry SPEX 2007-0001 & CMPT 2007-0001*, CWS 102 – *Taylorstown SPEX 2007-0012 & CMPT 2007-0005*, CWS 106 – *Wheatland SPEX 2007-0013 & CMPT 2007-0006*, CWS 108 - *Arlington Corner SPEX 2007-0014 & CMPT 2007-0007*, CWS 109 – *Britain SPEX 2007-0015 & CMPT*



2007-0009 (now withdrawn), CWS 114 - Round Hill SPEX 2007-0016 & CMPT 2007-0009. The map depicts the proposed CWS telecommunication facilities' locations in green and the existing telecommunications facilities in orange. The Round Hill application is highlighted on the map and further described below. Staff also notes that there is an adjacent telecommunications antennae proposal to be placed upon the 145 foot high Round Hill water tower to the immediate west of this property (CMPT 2007-0012 & ZMOD 2007-0010). The water tower may accommodate one or two providers.

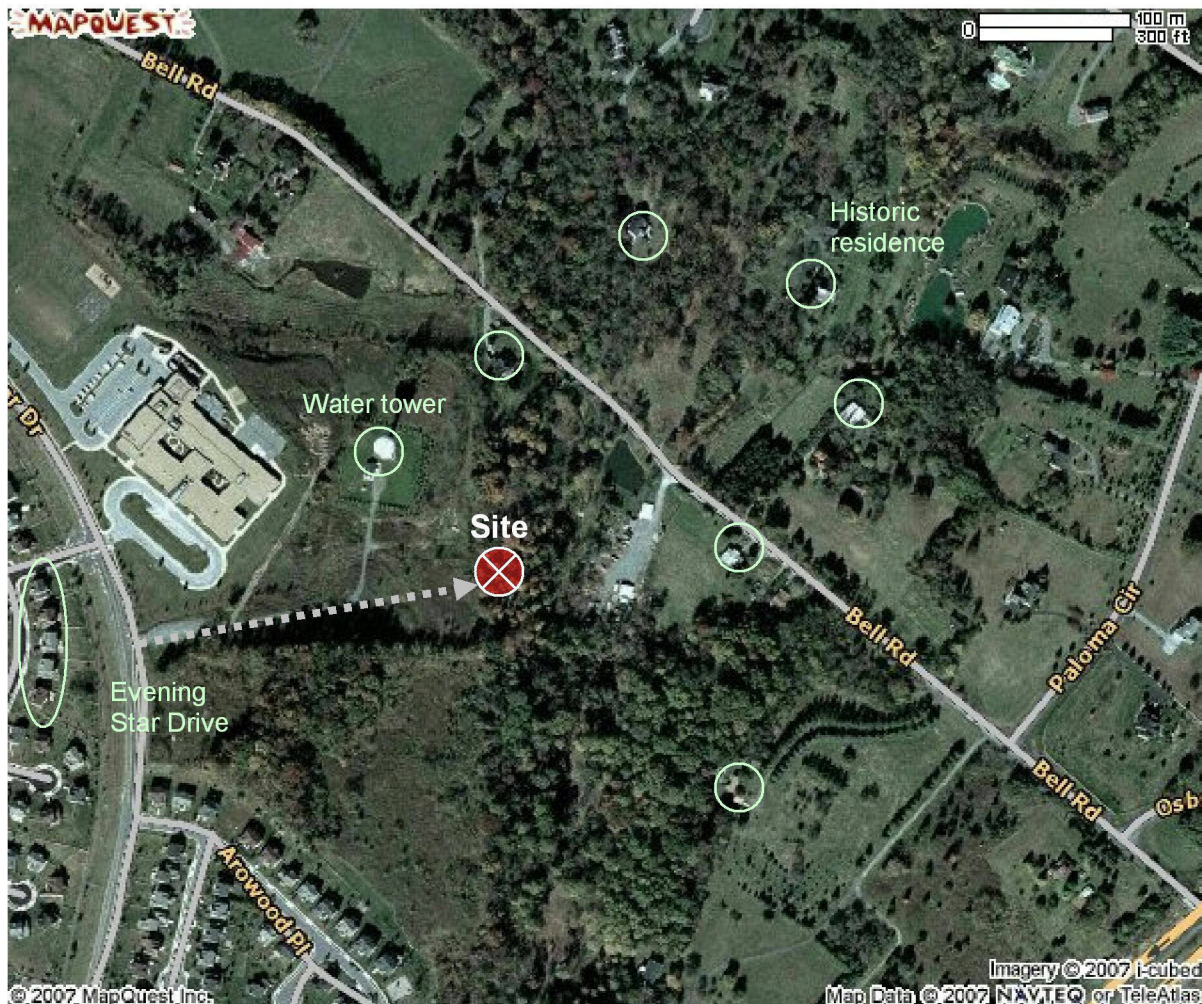
The applicant requests Commission Permit and Special Exception approvals to construct a telecommunication facility consisting of a 150-foot monopole with a graduated paint scheme, and associated ground equipment shelters to accommodate up to six (6) telecommunication providers in the AR-1 (Agricultural-Rural) zoning district. Each carrier will install unmanned ground equipment shelters within the special exception area surrounding the base of the proposed monopoles. The gravel drive proposed to access the site will extend westward to



Evening Star Drive via the access road to the Round Hill water tank. The applicant's initial submission placed the facility on steep slopes and proposed access to Bell Road, which required crossing steep slopes and major floodplain associated with a stream on site. Based on staff recommendations, the facility was re-oriented and alternative access was obtained to avoid these sensitive environmental features by accessing west to Evening Star Drive.

The subject site consists of a 1.38 acre special exception area (monopoles, equipment compound, tree save area and driveway) located on the western side of the property within a lightly wooded area consisting of mature deciduous trees approximately 50 or more feet in height. The total property is a 9.32 acre parcel fronting Bell Road and consisting of an existing residence and landscape contracting company located on the east side of the stream.

The nearest residence to this proposed facility is an adjacent property to the north at approximately 500 feet, while other residences are 600 to 1000 feet to the northeast and southeast. The historic house (Tippet Hill) resides to the northeast approximately 1,000 feet.



The applicant is using the existing wooded area as a vegetative buffer to screen views and mitigate the visual impact of the proposed telecommunication facility primarily to properties to

the north, south and east. Properties to the west will be screened with a required Type 4 landscape buffer and separated from the facility by the Villages at Round Hill homeowners association open space. This new facility will also be approximately 500 feet from Round Hill Elementary School.

The applicant has submitted a Statement of Justification, radio frequency (RF) coverage maps and photo simulations depicting the proposed monopole and provided materials supporting its need and consistency with the County's telecommunications policies. The propagation map provided (generalized and T-Mobile) illustrate that the proposed telecommunication facility will provide coverage for the Round Hill vicinity. The nearest existing commercial telecommunication facilities are located in the Route 7 corridor in Purcellville on the town water tank and on the ridgetop of the Blue Ridge Mountains. Other available tall structures or existing telecommunication facilities are not located in the immediate vicinity of the subject site with the exception of the Round Hill water tower.

## **B. SUMMARY OF OUTSTANDING ISSUES**

- The proposed application may accommodate up to 6 telecommunication providers and is in addition to antennae proposed on the Round Hill water tower. Staff questions whether all six positions and the 150 height is necessary should some carriers be placed on the adjacent water tower.
- Written comments have been requested from the Town of Round Hill and should be available by the public hearing.

## **C. OVERALL ANALYSIS**

### **COMPREHENSIVE PLAN**

The proposed use is governed by the policies of the Revised General Plan of the Rural Policy Area (and falls within the Round Hill Area Management Plan - Urban Growth Area), which designate this area for limited residential and rural economy uses. The proposed use is more specifically governed under the policies of the Strategic Land Use Plan for Telecommunication Facilities (Telecommunication Plan).

### **LOCATION**

To minimize the need for new towers and monopoles, the County prefers that new commercial public telecommunications antennas be located on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures where possible (Telecommunications Plan, Policy 1, p. 3). Except where monopoles are permitted by-right, an application for the construction of a new monopole should evaluate the feasibility of co-location on existing monopoles, towers and tall structures over 50 feet in height within a two (2) mile radius of the proposed site (Telecommunications Plan, Policy 5, p. 4). Otherwise, telecommunication facilities will be permissible in rural areas only by special exception and subject to performance standards to mitigate visual impacts (Telecommunication Plan, Policy 2, p. 6). The Plan also states that new commercial public telecommunication facilities should be



sited “within areas of existing mature vegetation so that the maximum amount of the structure and associated buildings are screened” (Telecommunication Plan, Policy 1a, p. 7).

In accordance with Plan policy, the Applicant had conducted a search for other towers and tall structures within a two mile radius of the proposed site (Telecommunications Plan, Policy 4, p. 5). Based on the search, it was determined that no existing tall structures of sufficient height, other than the Round Hill water tower, were present within the desired coverage area for the network and that a new facility may be justified based on network coverage requirements. The proposed site was selected by the applicant to provide wireless coverage to the Round Hill vicinity where service gaps exist. The applicant has indicated that the Round Hill water tower has limited ability to provide for numerous wireless service carriers to fully serve the Round Hill area. However, as previously mentioned, an application is proposed by Verizon to locate wireless service on the water tank, but presently proposed for one carrier only. An engineering report is included in that application identifying the capability to easily support two providers, and potentially supports a total of four providers but requiring greater expense and design solutions.

Initial discussion with the Town of Round Hill indicates their preference to use the existing water tower instead of constructing a new facility. A written response has been requested from the Town and should be available by the Planning Commission public hearing.

The proposed site is not among the preferred locations for telecommunications facilities within the County since an existing tall structure exists nearby; however, the policies of the Telecommunications Plan do not preclude the development of new telecommunications facilities on the subject site, provided the use is subject to locational and design criteria for mitigating visual impacts and that conclusive evidence is available to determine that the water tower cannot accommodate the needs of the wireless industry in this area. The applicant had separately contacted the Town staff to assess the viability of using the water tank for wireless antennae, and understand that it may have limited potential to accommodate from 2 to 4 wireless providers. Therefore, the applicant believes that an additional monopole facility for Round Hill is necessary (see applicant responses attached).

## **DESIGN STANDARDS**

Telecommunications policies outline criteria for monopole design and mitigation of visual impact as part of the design standards. The plan states that monopoles should be constructed to the minimum height necessary to accommodate at least three (3) providers and provide sufficient land area for additional equipment buildings (Telecommunications Plan, Policy B2, p. 6). In accordance with Plan policy the Applicant proposes a 150-foot graduate paint monopole that can accommodate up to six (6) carriers, the applicant has provided letters of interest from three providers; T-Mobile, Fibertower and MSV. Verizon is proposing to locate antennae on top of the 145 foot water tower and the tower could accommodate an additional user above it. A question remains as to whether all six positions are necessary for this proposed monopole.

The Plan also states that setting, color, lighting, topography, materials and architecture of proposed telecommunication facilities will also be examined in determining the visual impact of a structure (*Telecommunication Plan, Policy B-2, p. 6*). The proposed monopole will be located

on the western portion of the property, in a wooded area consisting of healthy deciduous trees which are approximately 50 or more in height. The lower portions of the monopoles will be screened by existing trees on three sides while views of the upper portions of the monopole will be visible from properties in the vicinity that do not have intervening vegetation. The applicant includes a 150-foot semi-radius Tree Save Area (TSA) surrounding three sides of the facility. The location of the TSA will ensure protection of the existing trees, as well as providing an area for dispersed trees in the event that dead, damaged, dying, or diseased trees are removed from the buffer. The presence of existing trees on the subject site will effectively soften views of the facility and minimize the larger visual impact of the proposed facility on the surrounding area and enable it to better blend with the character of the subject site. A condition of approval is recommended to retain the trees within this Tree Save Area as shown on the special exception plat.



## VISUAL IMPACT

The Plan recognizes the importance of maintaining the scenic and historic character of the Rural Policy Area. In order to mitigate visual impacts, the Plan provides specific guidance for the location and design of commercial telecommunication antennas in rural and historic areas of the County (Telecommunications Plan, text, p.5). The policies recommend that the visual impact of telecommunication facilities be mitigated through appropriate setbacks, screening and design so as to blend with the natural and built environment of the surrounding area (Telecommunications Plan, Policy 1, p.6). New commercial public telecommunication facilities should locate in or near existing mature vegetation (Telecommunications Plan, Policy 2, p.7).

In accordance with Plan Policy, the Applicant has sited the proposed telecommunication facility within an existing wooded area, consisting of deciduous trees which average between 50 to 80 feet in height and screens views of the subject site. The monopoles will receive a graduated paint scheme with dark green extending to the height of the surrounding trees, a transition paint



section at the height of the existing trees, and then a sky colored paint known as Blueberry Haze to the top of the monopole. The location of the proposed monopoles within a wooded area on the subject site adequately screens the ground equipment and the majority of the upper portions of the structure, mitigating most potential visual impacts while maintaining the historic and scenic rural character of the area. The surrounding community to the north and south has significant tree cover yielding limited views at the proposed facility.

The upper portions of the proposed monopole will be visible from surrounding properties along and across Bell Road, as well as in the direction of the Town of Round Hill. The applicant provided an Archeological and historic analysis of the area. The Virginia Department of Historic Resources has concluded that while the proposed monopole will have an effect to the historic properties in a half-mile vicinity (such as Tippet's Hill, Carl Bell and the C.J. Kennedy houses), it would not be adverse. The impact of the monopole is mitigated by using a graduated paint scheme and with the designation of a Tree Save Area (TSA) surrounding the facility. Staff finds the proposed monopole and telecommunication facility to be in general conformance with Plan policies, subject to conclusive evidence that the water tower cannot fully serve the wireless needs of the local community.



## ZONING

In accordance with the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. A Special Exception is also required for the proposed telecommunications monopole use within the AR-1 (Agricultural-Rural) zoning district. Specifically, the proposed telecommunications monopole is listed as a Special Exception use in Table 2-102 of Section 2-102 subject to Section 5-618(B)(2) and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101. The use will be subject to the monopole facility performance criteria regarding setbacks, size of equipment shelters, conformance to FCC and FAA regulations and subject to removal of the facility within 90 days of cessation of the use. Zoning comments requested plat revisions and clarifications resulting in shifting of the facility to locate outside of the 150 foot



Stream Valley Buffer. The application will be subject to a Type 4 landscape buffer inclusive of the proposed tree save area. There are no outstanding zoning issues.

## TRANSPORTATION

The proposed monopole use will have minimal impact to the local road network since it is an unmanned facility and only requires periodic maintenance and inspections from the individual carriers. The subject site will be accessed by a gravel access drive off of Evening Star Drive, which is shared with existing the Round Hill water tower.

Staff initially requested right-of-way dedication along Bell Road consistent with the Revised Countywide Transportation Plan recommendation for the ultimate section of this roadway. However, this development proposal produces very few vehicle trips on a monthly basis and does not justify a dedication of right-of-way to mitigate the development impact of the project on the road network. The site access as mentioned above as been changed from Bell Road to Evening Star Drive. There are no remaining outstanding transportation issues.

## FIRE AND RESCUE

The applicant is requested to permit the placement of communication equipment for the Public Safety agencies on this site. The applicant has agreed to reserve space to accommodate this request. The applicant has also volunteered a cash contribution to the servicing fire and rescue companies in consideration of the potential need for emergency services.

### D. ZONING ORDINANCE CRITERIA FOR APPROVAL

*Section 6-1310 of the Loudoun County Zoning Ordinance states " In considering a Special Exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or Special Exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":*

<u>Standard</u>	<i>Whether the proposed Special Exception is consistent with the Comprehensive Plan.</i>
<u>Analysis</u>	The proposed project is in conformance with the general location policies of the <u>Revised General Plan</u> and the <u>Strategic Land Use Plan for Telecommunications Facilities</u> , which recommend location of new monopoles in rural areas subject to design criteria and performance standards to mitigate visual impacts. However, staff questions the need for all six positions given the option of placing some antennae on the Round Hill water tower.
<u>Standard</u>	<i>Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.</i>
<u>Analysis</u>	The application must meet building code requirements for fire safety.

- Standard *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*
- Analysis The proposed facility is anticipated to produce minimal to no noise.
- Standard *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*
- Analysis No lighting is proposed as part of this application.
- Standard *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*
- Analysis The policies of the Revised General Plan and the Telecommunications Plan support the establishment of telecommunication facilities in the Rural Policy Area provided that certain locational, environmental, design and performance standards are satisfied, which has been included as a part of this proposal.
- Standard *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*
- Analysis The subject site is located in an existing forested area, which provides adequate screening and buffering of the site. The applicant has committed to a condition of approval to designate a 150 foot radius Tree Save Area surrounding the facility to mitigate the visual impact of the proposed facility.
- Standard *Whether the proposed Special Exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*
- Analysis A Phase I Archaeological Study (Cultural Resource Survey, November 2006) has been completed, with no additional work being recommended. The site does not encroach into any areas of steep slopes, and minimal site disturbance is anticipated.
- Standard *Whether the proposed Special Exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*
- Analysis The project will produce minimal impact on the surrounding animal habitat, vegetation and air quality. The proposed project does not require a water source and is not anticipated to have any negative effects on surrounding water quality.
- Standard *Whether the proposed Special Exception at the specified location will contribute to or promote the welfare or convenience of the public.*

<u>Analysis</u>	The proposed facility would contribute to the communication needs of the Round Hill community and Route 7 corridor.
<u>Standard</u>	<i>Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.</i>
<u>Analysis</u>	Less than ten (10) vehicular trips per month are forecasted as a result of the proposed use. All trips would extend a gravel access drive from Evening Star Drive that presently serves the Round Hill water tower.
<u>Standard</u>	<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Exception, the structures meet all code requirements of Loudoun County.</i>
<u>Analysis</u>	Not applicable.
<u>Standard</u>	<i>Whether the proposed Special Exception will be served adequately by essential public facilities and services.</i>
<u>Analysis</u>	The facility requires limited facilities and utilities to operate.
<u>Standard</u>	<i>The effect of the proposed special exception on groundwater supply.</i>
<u>Analysis</u>	There is no anticipated effect on the groundwater supply.
<u>Standard</u>	<i>The effect of the proposed special exception will affect the structural capacity of the soils.</i>
<u>Analysis</u>	There are no indications that the use will affect the structural capacity of the soils.
<u>Standard</u>	<i>Whether the proposed use will negatively impact orderly and safe road development and transportation.</i>
<u>Analysis</u>	There is no negative effect on transportation resources.
<u>Standard</u>	<i>Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>
<u>Analysis</u>	The telecommunications facility promotes and supports business expansion in the County.
<u>Standard</u>	<i>Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.</i>
<u>Analysis</u>	The use expands the telecommunications businesses based on growth needs.
<u>Standard</u>	<i>Whether adequate on and off-site infrastructure is available.</i>



Analysis      The electric and telephone lines needed to support the proposed facility currently exist in close proximity to the site and can easily be extended to serve the site.

Standard      *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

Analysis      The use will not generate odors.

Standard      *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Analysis      There will be limited construction traffic with this use to establish the facility.

<b>VI. ATTACHMENTS</b>	<b>PAGE NUMBER</b>
<b>1. Review Agency Comments</b>	
a. Planning, Comprehensive Planning	A-1
b. Building and Development, Zoning Administration	A-16
c. Building and Development, Environmental Review Team	A-20
d. Office of Transportation Services	A-24
e. Virginia Department of Transportation	A-26
f. Environmental Health	A-28
g. Fire, Rescue, and Emergency Services	A-29
<b>2. Disclosure of Real Parties in Interest</b>	A-31
<b>3. Applicant's Statement of Justification</b>	A-36
<b>4. Applicant's Response to Referral Agency Comments</b>	A-51
<b>5 Photo Simulations &amp; Propagation Studies</b>	A-80
<b>6. Special Exception Plat revised through September 25, 2007</b>	Attached